

Mail Tax notice to:
Grantee
6323 Dillon Circle
Herriman, UT 84096
MNT File No.: TE12255
Tax ID No.: 07-032-0028

07-032-0006, 0007, 0028 > 07-032-0029 THRU 0037

WARRANTY DEED

Anna Lisa Petersen

GRANTOR of Herriman, State of Utah, hereby **CONVEYS** and **WARRANTS TO:**

Anna Lisa Petersen


GRANTEE of 6323 Dillon Circle, Herriman, UT 84096 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Box Elder County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

{See attached signature page and acknowledgement}

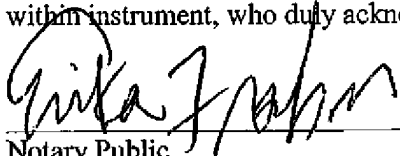
WITNESS, the hand(s) of said grantor(s), July 27, 2022.



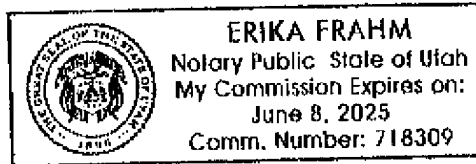
Anna Lisa Petersen

State of Utah, County of Salt Lake)ss:

On this date, July 27, 2022, personally appeared before me Anna Lisa Petersen, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.



Notary Public



CERTIFICATE OF APPROVAL OF SUBDIVISION WITHOUT A SUBDIVISION PLAT AND NOTICE OF AGRICULTURAL LAND (PURSUANT TO §17-27a-605 OF THE UTAH CODE)

(This certificate must be attached to and recorded with the deed that creates the subdivision.)

The Box Elder County Planning Commission has received a request for approval to subdivide the following described parcels of real property in Exhibit A pursuant to the provisions of §17-27a-605 of the Utah Code (subdivision without a subdivision plat):

The proposed subdivision as described in Exhibit B is to subdivide eight (8) parcels off from the parcel(s) described in Exhibit A.

See attached **EXHIBIT A** (Existing parcel legal descriptions)
EXHIBIT B (New subdivided parcel legal descriptions)

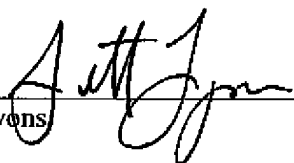
After having reviewed the proposed subdivision, the Box Elder County Zoning Administrator does hereby approve the subdivision and certify the following:

1. Box Elder County provided notice of this proposed subdivision as required by Box Elder County ordinances.
2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes;
 - b. Has been approved by the culinary water authority and the sanitary sewer authority;
 - c. Is located in a zoned area; and
 - d. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.

DATED this 22 day of July, 2022.

Box Elder County Zoning Administrator

Attest:



Scott Lyons



Diane Fuhrman - Secretary
Box Elder County Community Development

Notice:

I/We ANNA Lisa Petersen, the undersigned owner(s), state that the lot or parcel(s) created in Exhibit B is for agricultural purposes as defined in Utah Code §59-2-502 and will remain so until a future zoning change permits other uses.



Owner's Signature

Owner's Signature (co-owner if any)

EXHIBIT A

PARCEL 07-032-0024 07-032-0028

A PART OF THE NORTHWEST QUARTER OF SECTION 32; TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF 3600 WEST STREET AT A POINT LOCATED 2670.00 FEET NORTH 00°41'33" WEST (NORTH BY RECORD) ALONG THE WEST LINE OF SAID SECTION AND 33.00 FEET NORTH 89°18'27" EAST (EAST BY RECORD) FROM THE SOUTHWEST CORNER OF SAID SECTION 32 AND RUNNING THENCE NORTH 00°41'33" WEST (NORTH BY RECORD) 2043.73 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89°29'05" EAST 1670.89 FEET TO A POINT 20.00 FEET PERPENDICULAR TO THE CENTER LINE OF THE EAST FIELDING PUMP DITCH CANAL; THENCE PARALLEL AND 20.00 FEET EQUIDISTANT FROM SAID CANAL CENTER LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 36°32'13" EAST (S 36°28'00" E BY RECORD) 51.89 FEET; (2) SOUTH 23°25'06" EAST (S 36°28'00" E BY RECORD) 2180.59 FEET; THENCE SOUTH 89°38'27" WEST 2543.72 (NORTH 89°40'00" WEST 2550 FEET BY RECORD) TO THE POINT OF BEGINNING, LESS: [07-032-0027] PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3600 WEST STREET, SAID POINT LOCATED N00°41'33"W 4,225.72 FEET ALONG THE SECTION LINE AND N89°18'27"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°41'33"W 488.00 FEET TO THE SOUTHWESTERLY CORNER OF 3600 WEST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS ENTRY NO. 426417 IN BOOK 1454 AT PAGE 1802 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT N89°29'05"E 1,670.89 FEET TO A POINT 20.00 FEET PERPENDICULAR TO THE CENTERLINE OF THE EAST FIELDING PUMP DITCH CANAL; THENCE PARALLEL AND 20.00 FEET EQUIDISTANT FROM SAID CANAL CENTER LINE THE FOLLOWING TWO (2) COURSES: (1) S36°32'13"E 51.88 FEET; THENCE (2) S23°25'06"E 484.22 FEET; THENCE S89°29'05"W 1,888.34 FEET TO THE POINT OF BEGINNING.

PARCEL 07-032-0006

BEG 2000 FT NORTH & 33 FT EAST OF SW CORNER OF SEC 32, T 13N, R 02W, SLM, NORTH 670 FT, S 89°40'00" E 2570 FT TO CENTER LINE OF DITCH, S 17°52'00" E 694 FT ALONG SD CENTER LINE N 89°52'00" W 2783 FT TO BEG.

PARCEL 07-032-0007

BEG AT A POINT 33 FT EAST & 1355 FT NORTH OF SW CORNER OF SEC 32, T 13N, R 02W, SLM. THENCE NORTH 645 FT, S 89°52'00" E 2783 FT TO CENTER LINE OF PUMP CANAL, S 17°52'00" E 336 FT ALONG SD CENTER LINE S 11°39'00" E 360 FT CONTINUING ALONG CENTER LINE N 89°17'00" W 2958 FT TO POB.

EXHIBIT B

PARCEL 1: 07-032-0029

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3600 WEST STREET, SAID POINT LOCATED N0°41'33"W 4225.72 FEET ALONG THE SECTION LINE AND N89°18'27"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N89°29'05"E 562 FEET; THENCE S0°41'33"E 1550.01 FEET; THENCE S89°29'05"W 562 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 3600 WEST STREET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY N0°41'33"W 1550.01 FEET TO THE POINT BEGINNING. CONTAINS 871,200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 2: 07-032-0030

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SUBDIVISION LINE OF 3600 WEST SUBDIVISION PLAT, RECORDED AS ENTRY NO. 426417 IN BOOK: 1454 AT PAGE: 1802, DATE: FEBRUARY 4, 2021 ON FILE WITH THE BOX ELDER COUNTY RECORDER, SAID POINT LOCATED N0°41'33"W 4223.99 FEET ALONG THE SECTION LINE AND N89°18'27"E 595.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N89°29'05"E 556.98 FEET; THENCE S0°41'33"E 1591.61 FEET; THENCE N84°17'08"W 370.95 FEET; THENCE WESTERLY 24.9 FEET ALONG THE ARC OF A 229.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°13'47" CHORD BEARING N87°24'02"W CHORD LENGTH 24.89 FEET; THENCE S89°29'05"W 163.50 FEET; THENCE N0°41'33"W 1550.01 FEET TO THE POINT OF BEGINNING. CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 3: 07-032-0031

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SUBDIVISION LINE OF 3600 WEST SUBDIVISION PLAT, RECORDED AS ENTRY NO. 426417 IN BOOK: 1454 AT PAGE: 1802, DATE: FEBRUARY 4, 2021 ON FILE WITH THE BOX ELDER COUNTY RECORDER, SAID POINT LOCATED N0°41'33"W 4222.26 FEET ALONG THE SECTION LINE AND N89°18'27"E 1151.98 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N89°29'05"E 546.82 FEET; THENCE S0°41'33"E 1593.88 FEET; THENCE S89°36'06"W 526.95'; THENCE WESTERLY 18.26 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°07'08" CHORD BEARING N87°20'43"W CHORD LENGTH 18.25 FEET; THENCE N84°17'08"W 1.66 FEET; THENCE N0°41'33"W 1591.61 FEET TO THE POINT OF BEGINNING. CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 4: 07-032-0032

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SUBDIVISION LINE OF 3600 WEST SUBDIVISION PLAT, RECORDED AS ENTRY NO. 426417 IN BOOK: 1454 AT PAGE: 1802, DATE: FEBRUARY 4, 2021 ON FILE WITH THE BOX ELDER COUNTY RECORDER, SAID POINT LOCATED N0°41'33"W 4220.57 FEET ALONG THE SECTION LINE AND N89°18'27"E 1698.80 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N89°29'05"E 222.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EAST FIELDING PUMP DITCH CANAL; THENCE SOUTHERLY ALONG SAID CANAL S23°25'06"E 1644.37 FEET; THENCE S75°47'46"W 363.79 FEET; THENCE WESTERLY 127.42 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 121°40'31" CHORD BEARING N83°44'23"W CHORD LENGTH 104.79 FEET; THENCE WESTERLY 14.18 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°10'45" CHORD BEARING S62°30'43"W CHORD LENGTH 13.66 FEET; THENCE S89°35'43"W 387.87 FEET; THENCE N0°41'33"W 1593.88 TO THE POINT OF BEGINNING.
CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 5: 07-032-0033

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N0°41'33"W 1328.81 FEET ALONG THE SECTION LINE AND N89°18'27"E 2127.04 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N0°41'33"W 1210.23 FEET; THENCE EASTERLY 138.20 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 131°58'21" CHORD BEARING N43°05'03"E CHORD LENGTH 109.61 FEET; THENCE N75°47'46"E 363.79 FEET; THENCE S23°25'06"E 52.00 FEET; THENCE S18°33'33"E 1030.00 FEET; THENCE S12°20'33"E 364.07 FEET; THENCE N89°58'33"W 839.23 FEET TO THE POINT OF BEGINNING.
CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 6: 07-032-0034

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3600 WEST STREET, SAID POINT LOCATED N0°41'33"W 1337.64 FEET ALONG THE SECTION LINE AND N89°18'27"E 1421.2 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N0°41'33"W 1232.48 FEET; THENCE N89°35'43"E 665.32 FEET; THENCE EASTERLY 14.13 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°58'46" CHORD BEARING S63°24'32"E CHORD LENGTH 13.61 FEET; THENCE EASTERLY 36.14 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°30'38" CHORD BEARING S53°40'28"E CHORD LENGTH 35.6 FEET; THENCE S0°41'33"E 1210.23 FEET; THENCE N89°58'33"W 705.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 7: 07-032-0035

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N0°41'33"W 1346.39 FEET ALONG THE SECTION LINE AND N89°18'27"E 721.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N0°41'43"W 1269.20 FEET; THENCE N89°29'05"E 37.23 FEET; THENCE EASTERLY 18.59 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6°13'47" CHORD BEARING S87°24'02"E CHORD LENGTH 18.58 FEET; THENCE S84°17'08"E 372.62 FEET; THENCE EASTERLY 24.46 FEET ALONG THE ARC OF A 229.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6°07'08" CHORD BEARING S87°20'43"E CHORD LENGTH 24.44 FEET; THENCE N89°35'43"E 249.64 FEET; THENCE S0°41'43"E 1232.48 FEET; THENCE N89°58'33"W 700.11 FEET TO THE POINT OF BEGINNING. CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES

PARCEL 8: 07-032-0036

A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING A PART OF THAT PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 392146 IN BOOK 1359 AT PAGE 1179 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3600 WEST STREET, SAID POINT LOCATED N0°41'33"W 1355.00 FEET ALONG THE SECTION LINE AND N89°18'27"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, T13N, R2W, SLB&M; RUNNING THENCE N0°41'33"W 1262.72 FEET; THENCE N89°29'05"E 688.09 FEET; THENCE S0°41'43"E 1269.20 FEET; THENCE N89°58'33"W 688.20 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING. CONTAINS 871200 +/- SQ. FT OR 20.00 +/- ACRES